



Pleasant Street on the University of Minnesota's East Bank campus in Minneapolis is busy with pedestrians, buses and bicycles. The university plans a makeover of the street from University Avenue to Arlington Street. (Staff photo: Bill Klotz)

## U of M plans makeover for Pleasant Street

By: Brian Johnson July 22, 2014 3:20 pm 0

The University of Minnesota wants to help Pleasant Street live up to its name.

Hoping to make the aging corridor more agreeable to its users, the university plans to begin design work this year on a Pleasant Street makeover from Arlington to University avenues in an area that cuts through two historic districts.

Andrew Caddock, a senior planner with the university's Capital Planning and Project Management, said Pleasant is a signature street in the oldest part of the Twin Cities campus.

"Some of the infrastructure is old, but there are also historic resources we want to make sure we preserve. It's a very complicated project — much more than a roadway reconstruction," Caddock said.

The university is seeking design services through July 29, with plans to award a contract in August and start construction next year. Construction is expected to wrap up by the end of August 2015, according to a university request for proposals.

Workers will improve and update a [corridor](#) that serves a variety of transportation modes in one of the busiest parts of campus and slices through parts of two significant historic districts.

The corridor is showing signs of deterioration.

The south segment, in particular, requires full reconstruction, including sidewalk, curbs and the roadway itself,

Caddock said. The north end, he said, is in varying stages of wear, and the project team can be more judicious about what needs to be reconstructed.

The university's RFP says the project's construction budget is expected to be between \$2 million and \$2.3 million, though Caddock hastened to add that no formal construction estimate has been determined.

According to the RFP, the project includes:



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- Pavement evaluation, storm-water work, sanitary sewer reconstruction, lighting, furnishings and landscape plantings for the stretch of Pleasant Street from University Avenue to Pillsbury Drive.
- Roadway reconstruction, sanitary manhole reconstruction, storm-water work, lighting, furnishings, landscaping and chilled-water distribution lines from Pillsbury Drive to Arlington Street.
- Redesign of the Pleasant-Pillsbury intersection for pedestrians, bicycles and vehicles, with a focus on lighting, furnishings, landscape plantings and extension of chilled-water lines on Pillsbury Drive.

In 2013, the university put up a temporary roundabout at the Pleasant Street-Pillsbury Drive intersection. Permanent design options for the location include a roundabout, stoplights and an all-way stop.

Traffic management, staging and avoidance of disruptions are big project considerations, given its location on a busy campus setting.

The corridor includes parts of the Expanded Old Campus Historic District, also known as the Knoll District, and the Northrop Mall Historic District, both of which are listed on the National Register of Historic Places.

As its name implies, the Old Campus Historic District has some of the university's oldest buildings, including the 1880s-vintage Eddy Hall, the oldest existing building on campus.

Other buildings along the corridor include Johnston Hall, Northrop Auditorium, Scott Hall, Nicholson Hall, Jones Hall and Folwell Hall.

Caddock said the designer will work with university staff and the State Historic Preservation Office to assess historic resources in the corridor and develop strategies to protect and preserve them.

Erin Hanafin Berg, director of field services for the Preservation Alliance of Minnesota, said there's always a fine line about how much change a district like Knoll can accommodate without compromising its historic value.

"Landscape elements like streets, curb and gutter and sidewalks can have a pretty big impact if they are done insensitively," she said. "It depends on the tweaks of the design."

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